

Article 06

Manufactured Housing Park District

Section 06.01 Intent

- (a) **R4 Manufactured Housing Park District.** The R4 Manufactured Housing Park District is established to permit development of manufactured home parks. This district is intended to provide a transitional land use between higher intensity non-residential uses and residential districts. This district will apply in the cities and areas of the county that are identified in the County Land Development Plan as urban where community sewer is available and there is sufficient public infrastructure and services to support the increased density.
- (b) The regulations of this article do not apply to manufactured homes on individual lots that are located in other zoning districts. Manufactured homes that are not located in manufactured home parks, but are located on individual lots, shall be subject to the single family residential requirements of the district in which they are located and further subject section 14.01(a).

County

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Section 06.02 Uses

Use and development of land and buildings shall only be for the following specified uses, unless otherwise provided for in this Ordinance. Uses are grouped into major categories and only those uses listed under each category are permitted. Land and/or buildings in the districts indicated at the top of the Table may be used for the purposes denoted by the following abbreviations:

- P: Permitted Use.** Land and/or buildings in this District may be used for the purposes listed by right, subject to any use limitations set forth in this ordinance.
- S: Special Exception Use.** Land and/or buildings in this District may be used for this purpose by obtaining Special Exception approval when all applicable standards cited in Article 24 Special Exception Review Requirements and Procedures are met, subject to any use limitations set forth in this ordinance.
- : Not Permitted.** The use is not permitted in the district. Uses not listed in the table are also not permitted. Uses that are not listed in any district of the zoning ordinance, as shown in Appendix A, may be allowed based upon a similar use determination in accordance with section 02.06.

Table 06.02
Schedule of Permitted Uses

Use	R4	Use Requirements
Residential limited to the following:		
Home occupations	P	14.01(b)
Mobile home parks	P	
Mobile home subdivisions	P	
Health care and social assistance limited to the following:		
Day care centers, commercial/preschools	S	14.08(a)
Day care homes, residential licensed for 12 or fewer children	P	14.08(a)
Foster care homes	P	
Group homes licensed for 8 or fewer residents	P	
Entertainment and recreation limited to the following:		
Forestry/wildlife preserve	P	

Table 06.02
Schedule of Permitted Uses

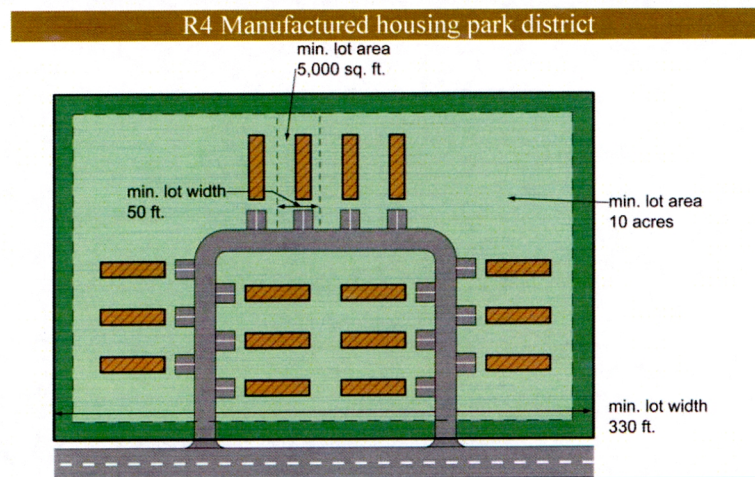
Use	R4	Use Requirements
Golf course and country clubs	P	
Parks/playgrounds	P	
Civic, religious, social assistance organizations limited to the following:		
Community centers	S	
Educational services limited to the following:		
Libraries	P	
Schools, elementary, middle and high	P	
Public administration limited to the following:		
Government buildings excluding correctional facilities	P	
Museums, civic buildings and landmarks preserved for public inspection	P	
Utilities limited to the following:		
Public utility buildings	S	
Transmission lines for gas, oil and electricity	P	
Utility substations	S	
Single accessory wind energy conversion systems	S	14.15(b)
Wireless communication facility - collocation	P	14.15(c)
Wireless communication facility on institutional site	S	14.15(c)

Section 06.03 Lot Area and Width Requirements

All lots shall meet the following minimum area and width requirements. No new lots shall be created or altered in a manner that does not comply with the following requirements.

Table 06.03
Lot Area And Width Requirements

District (a)(b)	Min. lot size (g) Lot area (c)	Lot width (ft.)(d)(e)(f)	Max. res. density (dwellings/ac.)
R4 Manufactured housing park district			
Overall development	10 acres	330	8
Home sites within a park	5,000	50	8



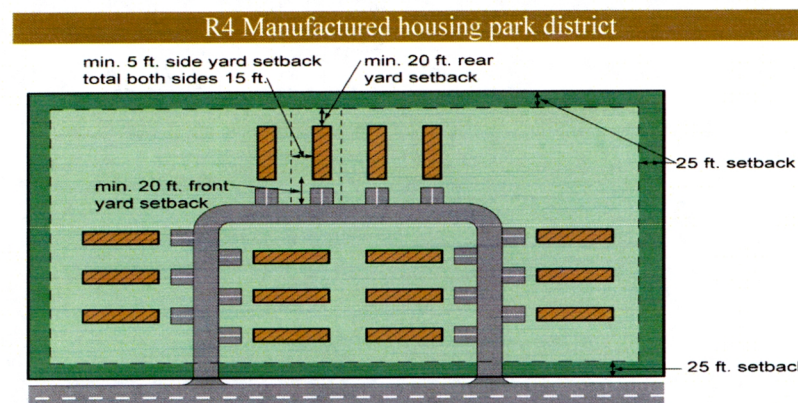
- (a) **Subdivision of Land.** All divisions to land shall be subject to the requirements set forth in the Subdivision Regulations of La Porte County, city of La Porte or city of Michigan City, as applicable.

- (b) **Community Sewer.** All manufactured home parks must be served by community sewer. Community sewer refers to a community or municipal wastewater system, including an onsite cluster wastewater treatment system.
- (c) **Lot Area Calculation.** Lot area is calculated based upon the net area of the lot, measured in the horizontal plane, exclusive of any area that is part of a public road right-of-way, private road easement or submerged land beneath the ordinary high water mark of a lake, river or stream.
- (d) **Lot Width and Frontage.** Lot width shall be measured as a straight line between the side lot lines at the minimum front yard setback of the district. All lots shall have frontage along a public road or street. The width along the road shall be sufficient to meet the lot width requirement at the minimum front yard setback. This requirement shall not apply to individual home sites within a manufactured home park that have access by a private road system that is internal to the development.
- (e) **Dominant Parcel.** The dominant tract or parcel from which any newly created lot has been divided from must also maintain the required lot width.
- (f) **Depth to Width Ratio.** This provision shall not apply to the unincorporated areas of LaPorte County.
- (g) **Nonconforming Lots.** Lots of record that were in existence prior to the effective date of this ordinance may be used subject to the provisions of the nonconforming lot regulations of Section 29.03.

Section 06.04 Building Dimensional Requirements

All structures shall be subject to the dimensional regulations of the following table.

Table 06.04										
Building Dimensional Requirements (a)										
District	Max. building height (b)		Min. setbacks (ft.) (c, d, e, f, g)					% Lot coverage (l)	Min. floor area	
	Height (ft.)	Height (st.)	Front yard	Side yard	Total	Rear yard	Waterway (h, i)	Imper. Building surface	per unit (sq.ft.)	
					both sides					
R4 Manufactured housing park district										
Perimeter setbacks for overall development	--	--	25 (j)	25 (k)	50 (k)	25 (k)	75	--	--	--
Individual manufactured home sites	25	2	20	5	15	20	75	45%	55%	800



- (a) **Accessory Structures.** Accessory structures shall be regulated under the requirements of Article 16.
- (b) **Height Exceptions.** No structure shall exceed the maximum height of the district except for the allowable exceptions to the height limits contained in Section 15.04.
- (c) **Projections into Yards.** All required yard spaces shall remain as landscaped open space, except for accessory structures and architectural features that are allowed to extend or project into required setbacks under Section 15.05.
- (d) **Setback from Road.** The front yard setback shall be measured from the road right-of-way or private road easement.
- (e) **Corner Lots.** Corner lots shall provide the minimum front yard setback from both road frontages.
- (f) **Double Frontage Lots.** In all districts, where a double frontage lot backs-up to a roadway, the minimum required front or roadside setback shall be required from both road rights-of-way.
- (g) **Driveway Access.** Individual manufactured home sites within a manufactured home park shall only have access from an internal road within the park. Individual units shall not have direct driveway access to a major thoroughfare.
- (h) **Wetlands.** A minimum setback of 50 feet shall be maintained from all wetlands. The setback may be adjusted according to requirements of natural resource preservation guidelines contained article 22.
- (i) **Waterway Setback.** The waterway setback shall be measured from the shoreline of the lake, river or stream. In no instance shall any structures other than docks, seawalls, retaining walls, sidewalks, boardwalks, and patios be permitted within the minimum waterway setback. The setback may be adjusted according to requirements of Natural Resource Preservation Guidelines.
- (j) **Frontage Greenbelt.** Manufactured housing parks shall be required to provide a 25-foot wide greenbelt along all public road frontages in accordance with section 17.02(b).
- (k) **Side and Rear Buffer Zones.** Manufactured housing parks shall be required to provide landscape buffer zones around the exterior of the manufactured home park in accordance with section 17.02(c).
- (l) **Maximum Lot Coverage.** The maximum lot coverage for buildings and impermeable surface shall be measured as follows:
 - (1) The building coverage shall be calculated as the ratio of the footprint of all buildings, including the principal building, garages and detached accessory buildings, to the net area of the lot.
 - (2) The total impermeable surface coverage shall be calculated as the ratio of the ground area covered by all buildings, accessory structures, decks, pools, pavement, parking, loading and storage areas, normal pool of wet detention basins to the net lot area.